



For Lease

Class A Office Space Available

One Corporate Drive

Floor	Availability	Possession	Comment
Garden Level	1,974 RSF	Immediate	Glass entrance doors
Garden Level	2,341 RSF	Immediate	Open floor plan
1 st	4,318 RSF	Immediate	Private offices along window line
1 st	5,088 RSF	Arranged	Corner unit along window line

620 Johnson Avenue

Floor	Availability	Possession	Comment
2 nd	5,500 RSF	1Q 2022	Executive office space

630 Johnson Avenue

Floor	Availability	Possession	Comment
1 st	4,452 RSF	Immediate	Many private offices

640 Johnson Avenue

Floor	Availability	Possession	Comment
Garden level	1,855 RSF	Immediate	Open floor plan
2 nd	3,222 RSF	Immediate	High end creative space

4170 Veterans Memorial Highway

Floor	Availability	Possession	Comment
2 nd	1,747 RSF	Immediate	Recently renovated lobby

**Airport Corporate Center
Bohemia, NY**

Ray Ruiz

Executive Vice President
+1 631 962 2890
ray.ruiz@amjll.com

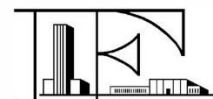
Marianne Dugan

Vice President
+1 631 962 2891
marianne.dugan@amjll.com

John A. Nielsen

Associate
+1 631 962 7382
Johna.nielsen@amjll.com

www.airportcorporateoffice.com



Rental rate: Upon request

Property highlights:

- On-site ownership/management
- Ownership will modify space to meet tenant's needs
- Fully-sprinklered
- Variety of restaurants, shopping centers, daycare and hotels located within (3) miles of Airport Corporate Center
- Abundant parking

Property features:

- Located directly off of Veterans Memorial Highway and adjacent to Long Island MacArthur Airport
- Minutes from the LIE (I-495) and Sunrise Highway (Route 27)
- Minutes from the Long Island Railroad (MTA) Ronkonkoma Station

Colleges

- 1 Adelphi – Suffolk Community College

Hotels

- 2 LaQuinta Inn & Suites
- 3 Hilton Garden Inn
- 4 Holiday Inn Hotel
- 5 Courtyard Marriott

Daycare

- 18 Tender Years Daycare
- 19 Bohemia KinderCare

Restaurants

- 6 Applebee's
- 7 Saviano's Italian Restaurant-Pizza
- 8 Airport Diner
- 9 Momma Lombardi's
- 10 Outback Steakhouse
- 11 Anthony's Coal Fired Pizza / Starbucks

Quick Service Restaurants

- 12 Panera Bread
- 13 Starbucks
- 14 McDonald's

Public Transportation

- 15 Long Island MacArthur Airport
- 16 Long Island Railroad – Ronkonkoma Station
- 17 Suffolk Transit Bus – S57, S54, 7A

